

enquiries refer

**Simon Scott**

in reply please quote

**Planning Proposal - Southern Cross Precinct Expansion (13/37339)**

3 July 2013



Mr Steve Murray  
Regional Director, North Coast  
Department of Planning & Infrastructure  
Locked Bag 9022  
GRAFTON NSW 2460

Received

- 5 JUL 2013

13/11378

Northern Region

Dear Mr Murray

**Re: Planning Proposal - Southern Cross Precinct Expansion**

Council considered a request to rezone land adjacent to the Southern Cross Industrial Estate to accommodate demand for employment purposes at its June 2013 Ordinary Meeting. The planning proposal relates to land located to the north of the existing Southern Cross Industrial Estate, comprising a number of lots and part lots as described below:

- Part of Lots 3-6 DP 123781 (owned by Ballina Shire Council)
- Lot 3 DP 872303 (owned by Mr B.R. Field)
- Lot 4 DP 872303 (owned by Mr D.M. King)
- Lot 2 DP 833513 (owned by Mr B.R. Field)
- Lot 8 DP 793980 (owned by Ballina Shire Council)
- Part of Lot 7 DP 1043261 (owned by Ballina Shire Council) and
- adjoining Council road reserve (Corks Lane).

The subject land is identified in Council's Ballina Shire Growth Management Strategy (endorsed by the Council in 2012) and Southern Cross Precinct Master Plan (endorsed by the Council in 2008) as having potential to accommodate commercial and industrial development.

With respect to the above, Council resolved as follows:

1. *That the Council endorses the application of a B6 Enterprise Corridor zone and B7 Business Park zone as the basis for a planning proposal for Gateway determination, applying to Part of Lots 3-6 DP 123781; Lots 3-4 DP 872303; Lot 2 DP 833513; Lot 8 DP 793980; Part of Lot 7 DP 1043261 and adjoining Council road reserve (Corks Lane) in Ballina, as shown in Map 3 of the planning proposal contained in Attachment 1.*
2. *That the Council submit the planning proposal contained in Attachment 1 to the NSW Department of Planning & Infrastructure for review and Gateway determination.*
3. *That upon an affirmative Gateway determination being received from the Department of Planning & Infrastructure, the procedural steps associated with progression of the planning proposal be undertaken.*

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4. *That the Council engage a suitably qualified independent planning consultant (at the proponent's cost) to review the site assessment information submitted, and to provide Council with an associated report and recommendations.*
5. *That a further report be presented to the Council in relation to this matter prior to the commencement of community engagement for the planning proposal.*

In accordance with the above resolution, please find enclosed a planning proposal that seeks to amend the Ballina LEP 2012 as outlined above. The planning proposal is submitted for Gateway determination in accordance with Section 56 of the *Environmental Planning & Assessment Act 1979*.

Please note, Council is not seeking delegation of plan making functions in this instance due to the Council's commercial interest in the land. Further, in order to manage any potential or perceived conflicts of interest in relation to the Council's dealing with the matter, Council will pursue the following process, should the planning proposal receive affirmative Gateway determination:

- The proponent (Council's Commercial Services Section) will be invited to provide additional information, outlined above, to support the planning proposal;
- Council's Strategic and Community Facilities Group will engage, at the applicant's cost, the services of an independent planning consultant to review the additional information submitted by or on behalf of the applicant, and provide recommendations regarding the appropriate range of permissible uses on the land and allocation of land use zones; and
- The independent consultant report will form the basis of a report to the elected Council for further deliberation, prior to the community engagement phase of the planning proposal.

I look forward to the consideration of this matter by the Gateway Panel. In the meantime, if you have any enquiries in regard to this matter please contact me on telephone 6686 1284.

Yours faithfully



Simon Scott  
**Strategic Planner**  
**Strategic and Community Facilities Group**

Encl: Planning Proposal – Southern Cross Precinct Expansion (Gateway)